

$589,000.00

## 2706 ROYAL CREEK CT, PEARLAND, TX 77584, USA

https://bunkerhillhomes.com

Welcome to your new home situated on a generous corner lot within the highly coveted planned master community of Shadow Creek Ranch. This property offers a seamless commute to downtown and medical center. This stunning residence is beautifully maintained interior boasting a thoughtfully designed floorplan. The kitchen has undergone a complete transformation, featuring double ovens [...]

## Rooms & Units Description

**Property title:** 2706 Royal Creek Pearland Texas 77584

**Room Count:** 16

**Room Description:** 1 Living Area,Breakfast Room,Formal Dining,Formal Living,Gameroom Up,Living Area - 1st Floor,Utility Room in House

**Beds Max:** 5

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Master Bath Desc:** Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

**Master Planned Community:** Shadow Creek Ranch

**Photo Count:** 50

**HOA Mandatory:** 1

**Original List Price:** 598000.00

**Key Map:** 612R

## Property Details

**Parcel Number:** 7502-1702-012

**Lot Desciption:** Corner,Subdivision Lot

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 133.11

**Acres:** 0.2144

**Acres Desciption:** 0 Up To 1/4 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Engineered Wood,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Yard,Back Yard Fenced,Balcony,Covered Patio/Deck,Fully Fenced,Patio/Deck,Sprinkler System,Subdivision Tennis Court

**Interior:** Alarm System - Owned,Balcony,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener,Double-Wide Driveway

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 3

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,HVAC>13 SEER,Insulation - Blown Fiberglass,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Island w/ Cooktop,Kitchen open to Family Room,Pantry,Under Cabinet Lighting

**Oven Type:** Double Oven,Electric Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Public Water,Water District

**Microwave:** 1

**Siding:** Brick,Cement Board

## Fees & Taxes

**Tax Rate:** 2.7347

**Tax Amount:** 12669

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer Fees

**Fee Other:** 1

**Fee Other Amount:** TBD

## Basics

**Baths Full:** 5

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-30T09:14:46.007

## Location Details

**Area:** 5

**County Or Parish:** Brazoria

**School District:** 3 - Alvin

**Directions:** Take 288 S to West Broadway, Right onto West Broadway, Right onto Halfmoon Bay Drive, Right onto S Clear Lake Loop, Left onto Ravens Creek Drive, Right onto Royal Creek Court, House is 1st house on the left.

**School Elementary:** BROTHERS ELEMENTARY SCHOOL

**School Middle:** MCNAIR JUNIOR HIGH SCHOOL

**School High:** SHADOW CREEK HIGH SCHOOL

**Subdivision:** Shadow Creek Ranch Sf1-Sf2-Sf3

**Geo Market Area:** Pearland

**State:** Texas

**Zip:** 77584

**City:** Pearland

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

**Connections:** Electric Dryer Connections,Washer Connections

**Disclosures:** Mud,Owner/Agent,Sellers Disclosure

**Disposal:** 1

**Exemptions:** Homestead

**Finance Available:** Cash Sale,Conventional,FHA,Texas Veterans Land Board,VA

**Range Type:** Gas Cooktop

**Legal:** SHADOW CREEK RANCH SF17 (PEARLAND), BLOCK 2, LOT 12

**DOM:** 15

## Courtesy of

**List Office Name:** Texas United Realty